

APPROVED MINUTES

VILLAGE OF ANTIOCH BOARD OF TRUSTEES COMMITTEE OF THE WHOLE MEETING

Village of Antioch, Lake County, Illinois
Municipal Building: 874 Main Street, Antioch, IL 60002
June 26, 2024

I. CALL TO ORDER

Mayor Gartner called the June 26, 2024 Committee of the Whole meeting of the Board of Trustees to order at 7:38 pm at the Antioch Municipal Building located at 874 Main Street, Antioch, IL and via Zoom.

II. ROLL CALL

Roll call indicated the following Trustees were present: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen. Also present were Mayor Gartner, Attorney Vasselli, Administrator Guttschow and Clerk Romine.

III. Absent Trustees Wishing to Attend Remotely

There were no Trustees wishing to attend remotely.

IV. Mayoral Report – None.

Citizens Wishing to Address the Board

Mr. Tom Gibaldo, Township resident, discussed IL Bill 4135 regarding a 500 foot setback for solar farms.

Mr. Stuart Malsch, Village resident, asked about the design in progress for the public works site, and asked if a financial source has been determined. Mayor Gartner said there was a bond issued. Mr. Malsch said he is in favor of the Grimm road site.

V. Regular Business

1. Approval of the June 5, 2024 meeting minutes as presented - Trustee McNeill moved, seconded by Trustee Burman, to approve the June 5, 2024 Committee of the Whole meeting minutes as presented.

Upon roll call, the vote was:

YES: 6: Burman, Bluthardt, McNeill, Pierce, Macek and Pedersen.

NO: 0.

ABSENT: 0.

THE MOTION CARRIED.

2. Queens Caribbean Kitchen BYOB License Request – Mayor Gartner said the applicant is present to answer any questions the Board may have related to a request for a BYOB license at this location. Trustee Pedersen said she has never seen the restaurant open and hopes they are open during the indicated hours. Trustee Pierce confirmed that a BYOB license will not allow gaming. This item will be placed on the next Village Board agenda for consideration.

3. Liquor License request from Lucky Koi d/b/a Asian Harbor – Mayor Gartner stated this is a request for a liquor license pursuant to a change in corporate ownership. The applicant has stated the business model will remain the same, and the previous owners were granted a class “B” restaurant liquor license. This item will be placed on the next Village Board agenda for consideration.

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4. Recommendation from the Planning and Zoning Board regarding a Recreational Cannabis Dispensary located at 417 E IL Route 173 – Director Garrigan presented the request for a proposed cannabis dispensary, which requires a special use per Village code. The proposed property is the existing retail center between Menards and Walmart, and was previously approved for a different applicant at the exact same suite. The variance requires relief from the distance requirement from a day care center.

Trustee Bluthardt wants to make sure there is a timeframe or time limit to revert the license if they don't proceed with the dispensary, and would like to see that included in any agreement. This item will be placed on the next Village Board agenda for consideration.

5. Request for a Special Use for a Drive-Thru for a Starbucks to be located at 1051 IL Route 59 – Director Garrigan presented the request for a 2,500 square-foot Starbucks on an existing pad on Route 59, stating that there is an existing stormwater retention pond. He said there is a proposed drive-thru, which requires a special use per Village Code. Director Garrigan said the trend in fast casual restaurants is a drive-thru, and the proposed elevation does comply with Village ordinances. A majority of the façade is face brick and the applicant has added additional architectural elements. The front of the building faces Hillside and the rear faces IL Route 59 based on the request of the applicant for drive thru stacking maximums. Staff has worked with the applicant on landscaping.

Trustee Pierce discussed the exit into the Ace Hardware access point. Director Garrigan said IDOT will not approve another access point on Route 59. The developer, Centrum, was permitted one full access per the plan. Trustee Pierce expressed concern with the visual of the side or rear of the building facing Route 59 based on the request of the applicant in order to accommodate their stacking requirements. Trustee Pierce discussed the proposed planting of ornamental trees, and expressed concern that it is insufficient.

Trustee Macek said the residents may want to look at the front of the building, and he has no problem with the front of the building facing residential areas.

Trustee Pedersen said there used to be an access off of Hillside which is closed off and suggested it could be a one-way exit. She recommended a stop sign to alleviate speeding cars. She feels another access could alleviate potential issues. Director Garrigan said there was concern with potential traffic on Hillside when the signs were posted related to the petition. Staff will work with the applicant on additional access points.

6. Discussion regarding a policy related to signs for State Champions – Mayor Gartner asked the Board to consider future policies. A majority of those present agreed to recognize all champions, but they must have a tie to Antioch.

VI. OTHER BUSINESS

None.

VII. Department reports

Communications – Assistant Village Administrator Jim Moran provided an update on the recruitment of a communications/event specialist for the Village. He discussed his recent attendance at the ILCMA conference, and opportunity to network with peers and attend many sessions. He has worked with Director Garrigan to update our website with tenant rights, which was also promoted on the Facebook page. Assistant Administrator Moran recognized Dawn Muscavitch and Sherry Hoban for their work on saving thousands of dollars using a different fuel system for the Village fleet. He has been working with Hitchcock design on the Centennial Park Master Plan and OSLAD grant application.

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Finally, Assistant Administrator Moran announced that he is a cohost for a podcast, and was recently recognized at a conference for their commitment to the organization.

Public Works – Director Heimbrodt shared appreciation for his staff working through the night responding to multiple situations to trees down, power losses at backup stations, well systems and treatment plant operations due to the recent storms. He said public works will be doing a village-wide brush pickup for residents with damaged trees resulting from the storm. In the past couple of weeks, they have welcomed two new employees, Nick Siemens and Gina Owens. Director Heimbrodt announced that Well 9 is fully operational and work for Well 7 is scheduled to begin in the next two weeks. He received an update from an engineer at LCDOT on the North Avenue to Route 173 project on Deep Lake Road, including two roundabouts.

VIII. EXECUTIVE SESSION – The Mayor and Board of Trustees did not go into executive session.

IX. ADJOURNMENT

There being no further discussion, the Village Board of Trustees Committee of the Whole meeting adjourned at 8:12 pm.

Respectfully submitted,

Lori K. Romine, RMC/CMC
Village Clerk